

COON RAPIDS PLANNING COMMISSION MEETING OF MARCH 19, 2015

CALL TO ORDER

The regular agenda meeting of the Coon Rapids Planning Commission was called to order by Chair Schwartz at 6:30 p.m.

Members Present: Chair Wayne Schwartz, Commissioners Denise Hosch, Ray Knoblauch, Jonathan Lipinski, Mary Schmolke, and Julia Stevens.

Members Absent: Commissioner Zachary Stephenson

Staff Present: Community Development Director Grant Fernelius; Planner Scott Harlicker; Economic Development Specialist Matt Brown, Assistant City Attorney Doug Johnson, and Assistant City Engineer Mark Hansen.

PLEDGE OF ALLEGIANCE

Chair Schwartz led the Commission in the Pledge of Allegiance.

ADOPTION OF THE AGENDA

MOTION BY COMMISSIONER LIPINSKI, SECONDED BY COMMISSIONER STEVENS, TO ADOPT THE AGENDA AS AMENDED CONTINUING ITEMS 2 AND 3 TO THE APRIL 16, 2015 PLANNING COMMISSION MEETING. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE JANUARY 15, 2015 AND FEBRUARY 19, 2015 REGULAR MINUTES

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER STEVENS, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF JANUARY 15, 2015, AS PRESENTED. THE MOTION PASSED 3-0-3 (KNOBLAUCH, LIPINSKI AND SCHMOLKE ABSTAINED)

MOTION BY COMMISSIONER KNOBLAUCH, SECONDED BY COMMISSIONER SCHMOLKE, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF FEBRUARY 19, 2015, AS PRESENTED. THE MOTION PASSED 3-0-3 (HOSCH, LIPINSKI AND STEVENS ABSTAINED).

NEW BUSINESS

1. PLANNING CASE 15-12 – AMENDMENT TO GATEWAY COMMERCE CENTER PLANNED UNIT DEVELOPMENT – PUBLIC HEARING
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It was noted the applicant is seeking approval to amend the final PUD to change the uses allowed to include an auto dealership and a swim center. The cul de sac will also be shortened and one of

the restaurant sites will be eliminated. Staff discussed the case in detail with the Commission and recommended approval of the PUD amendment with conditions.

Commissioner Stevens asked if the flow of traffic would be altered if two hotels were located in the small area off of Hanson Boulevard. Planner Harlicker did not believe that hotels generated as much traffic as larger retail uses. He explained that if different uses were to move forward than specified on the plan, another traffic study would have to be completed.

Commissioner Lipinski recommended that the Condition 1 be amended to read that only one “new” car dealership is allowed in the PUD. Planner Harlicker agreed with this recommendation.

Commissioner Knoblauch asked if the car dealership would focus on only new car sales. Planner Harlicker anticipated that the dealership would sell new and some used cars, while also providing car repair services.

Commissioner Knoblauch requested further information about where signs would be located. Planner Harlicker discussed the location and number of monument signs that could be placed within the proposed PUD.

Jonathan Adams, representative of the applicant, thanked staff for the thorough report. He explained that he was working with a new car dealership and was excited to be bringing a unique, one-of-a-kind swim facility to the City of Coon Rapids.

Commissioner Stevens suggested that the four acre building pad on the site be marked retail/office/hotel in order to keep these options viable. Mr. Adams stated he could make this adjustment.

Chair Schwartz opened the public hearing at 6:55 p.m.

Cal Pilzer, 110th Avenue NW, expressed concerns with the proposed auto dealership. He feared that the dealership would increase traffic and would adversely impact the environment. He recommended that a safety net be left in place with the City to ensure the proper businesses were located within this PUD. In addition, he believed the site was over parked. He noted he supported the swim school but recommended the car dealership portion be eliminated from the PUD as it would cause pollution to the site.

Chair Schwartz closed the public hearing at 7:01 p.m.

Mr. Adams discussed the PUD further with the Commission and noted no additional parking space was being proposed from the original PUD. He reported the cul-de-sac was reduced in size.

Commissioner Lipinski asked if a wetland or stormwater permit was required for this request. Planner Harlicker noted a permit was received with the original PUD when the mass grading for the site was completed. He indicated only finishing grading work was needed. He explained the

developer would be working with the watershed district in case any further permits were needed. He reported this could be added as Condition 10.

Commissioner Hosch questioned if the required number of trees should be specified. Planner Harlicker indicated Condition 6 could be revised to read: The site plan must include enough trees to be consistent with the previously approved PUD site plan.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER LIPINSKI, TO APPROVE PLANNING CASE 15-12, THE AMENDMENT TO THE PUD WITH THE FOLLOWING CONDITIONS:

1. ONLY ONE PRIMARILY NEW CAR DEALERSHIP IS ALLOWED IN THE PUD.
2. ALL CONDITIONS OF THE ORIGINAL PUD APPROVAL OF DECEMBER 18, 2007 ARE INCLUDED IN THIS APPROVAL.
3. THE APPLICANT RECEIVE ALL PERMITS NECESSARY FOR THE GRADING DONE AS PART OF THE CUL DE SAC WORK.
4. APPROVAL AND EXECUTION OF AN AMENDMENT FOR THE PUD AGREEMENT.
5. THE SIDEWALK ALONG GATEWAY DRIVE MUST BE SHOWN ON THE SITE PLAN.
6. ADDITIONAL TREES MUST BE INSTALLED IN THE DEALERSHIP PARKING LOT AND BETWEEN THE PARKING LOT AND THE PROPERTY LINE CONSISTENT WITH THE PREVIOUSLY APPROVED PUD SITE PLAN.
7. THE SIDEWALK CONNECTIONS BETWEEN THE TRAIL ALONG THE WETLANDS AND GATEWAY DRIVE MUST BE SHOWN.
8. ADDITIONAL LANDSCAPING MUST BE INSTALLED BETWEEN THE SWIM CENTER AND GATEWAY DRIVE.
9. THE ELEVATION OF THE SWIM CENTER BUILDING FACING GATEWAY DRIVE MUST INCLUDE VARYING WALLS, PLANES OR OTHER ARCHITECTURAL FEATURES TO PROVIDE ARTICULATION TO THE BUILDING.
10. APPLICANT WILL RECEIVE ALL PERMITS NECESSARY FROM THE COON CREEK WATERSHED DISTRICT AND THE CITY OF COON RAPIDS.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the April 7, 2015 City Council meeting.

2. PLANNING CASE 15-6 – PRELIMINARY PLAT – SALVATION ARMY – COON RAPIDS BOULEVARD EXTENSION AND VALE STREET – PUBLIC HEARING

Chair Schwartz indicated the Salvation Army has withdrawn their request.

Chair Schwartz opened and closed the public hearing at 7:08 p.m. as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER LIPINSKI, SECONDED BY COMMISSIONER HOSCH, TO ACCEPT THE APPLICANT'S REQUEST TO WITHDRAW PLANNING CASE 15-6. THE MOTION PASSED UNANIMOUSLY.

3. PLANNING CASE 15-5 – SITE PLAN – SALVATION ARMY – COON RAPIDS BOULEVARD EXTENSION AND VALE STREET – PUBLIC HEARING

Chair Schwartz indicated the Salvation Army has withdrawn their request.

Chair Schwartz opened and closed the public hearing at 7:09 p.m. as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER LIPINSKI, SECONDED BY COMMISSIONER HOSCH, ACCEPT THE APPLICANT'S REQUEST TO WITHDRAW PLANNING CASE 15-5. THE MOTION PASSED UNANIMOUSLY.

4. CASE 15-10 – PRELIMINARY PLAT – ROBINWOOD PLAT 6 – 109TH LANE AND CROOKED LAKE BOULEVARD – COON RAPIDS LEASED HOUSING ASSOC. – PUBLIC HEARING

It was noted the applicant is requesting preliminary plat approval to replat approximately 30 acres in PORT Campus Square into two lots and three outlots. Lot 1 is the Coon Rapids ice arena and Lot 2 is for a proposed senior housing building. The outlots are reserved for future development, a city park and access roads. Staff discussed the request further and recommended approval of the preliminary plat with conditions.

Chair Schwartz opened and closed the public hearing at 7:13 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 15-10, THE PRELIMINARY PLAT WITH THE FOLLOWING CONDITIONS:

1. ALL COMMENTS OF THE ASSISTANT CITY ENGINEER BE ADDRESSED.
2. THAT PORTION OF THE RIGHT-OF-WAY OF CROOKED LAKE BOULEVARD THAT IS TO INCLUDE AS PART OF LOT 2 MUST BE FORMALLY VACATED BY THE CITY PRIOR TO RECORDING THE PLAT.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the April 7, 2015 City Council meeting.

5. PLANNING CASE 15-11 - SITE PLAN SENIOR HOUSING – CROOKED LAKE
BOULEVARD AND 109TH LANE – COON RAPIDS LEASED HOUSING
ASSOCIATES – PUBLIC HEARING

It was noted the applicant is requesting site plan approval to construct a 166 unit senior housing apartment building with underground parking. Staff reviewed the case along with the request for Use Flexibility with the Planning Commission and recommended approval of the site plan and use flexibility with conditions.

Assistant City Attorney Johnson recommended that Condition 6 be added to address the request for Use Flexibility. He advised this condition read: Use Flexibility for 35 units be approved based on the findings as stated in the supplemental memo.

Commissioner Schmolke asked if the site was adequately parked. Planner Harlicker indicated the site was well parked and any overflow could be located at the ice arena.

Commissioner Lipinski questioned if the trash enclosure would be located outside and asked if this was conducive to the elderly clientele. Planner Harlicker noted a trash enclosure would have to be built with similar building materials if located outside the building and would have to have gates. He recommended the applicant provide further comment on the proposed location of the trash enclosure and how this would impact the clientele.

Commissioner Stevens inquired if a bike rack should be located on this site. Planner Harlicker noted the trails would be used primarily for walking. He deferred this question to the applicant.

Ryan Lunderby, Dominion, discussed the long term developments his company has in the metro area. He reviewed an exterior materials board with the Planning Commission.

Chair Schwartz questioned how the siding would be installed on the building. Mike Kritch, BKB Group, provided comment that the siding that would be placed on the building. He noted that the siding would be placed horizontally on the building and the gables would have a layered architectural detail.

Mr. Lunderby believed the parking lot size would adequately meet the needs of the site. He clarified that the trash receptacle would be stored inside the garage area and would then be wheeled out on collection day. He reported there would be internal trash chutes on each floor to assist with the collection of garbage for the seniors. He indicated he could include a bike rack, but suggested this be located in the garage area if requested by the residents.

Chair Schwartz opened and closed the public hearing at 7:38 p.m., as no one wished to address the Planning Commission.

Planner Harlicker suggested Condition 5 be amended as the applicant will not be constructing a trash enclosure, but rather a concrete pad to be used on trash pickup days.

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER LIPINSKI, TO APPROVE PLANNING CASE 15-11, THE SITE PLAN WITH THE FOLLOWING CONDITIONS:

1. ALL ENGINEERING COMMENTS MUST BE ADDRESSED.
2. AN ADDITIONAL TWO STREET TREES BE PLANTED ALONG 109TH LANE AND SIX TREES ALONG CROOKED LAKE BOULEVARD.
3. A TREE PRESERVATION PLAN BE APPROVED BY THE CITY FORESTER AND ITS IMPLEMENTATION VERIFIED PRIOR TO GRADING COMMENCING ON SITE.
4. SEATING BE PROVIDED ON THE PLAZA IN FRONT OF THE MAIN ENTRANCE.
5. THE APPLICANT WILL CONSTRUCT A CONCRETE PAD FOR THE TRASH RECEPTACLES.
6. USE FLEXIBILITY FOR 35 UNITS BE APPROVED BASED ON THE FINDINGS AS STATED IN THE SUPPLEMENTAL MEMO.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the April 7, 2015 City Council meeting.

6. PLANNING CASE 15-11A – RESOLUTION FINDING PROPOSED TIF DISTRICT CONSISTENT WITH THE COMPREHENSIVE PLAN – PUBLIC HEARING

It was noted the Commission is being asked to consider a Resolution finding that a proposed Tax Increment Financing (TIF) District is consistent with the Comprehensive Plan. Staff discussed the request further with the Commission and recommended adoption of a Resolution finding that the modification to the Redevelopment Plan for Redevelopment Project Area No. 1 and the TIF plan for TIF District No. 1-31 confirms with the Comprehensive Plan.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER SCHMOLKE, TO ADOPT RESOLUTION NO. 15-1 FINDING THAT THE MODIFICATION TO THE REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT AREA NO. 1 AND THE TAX INCREMENT FINANCING PLAN FOR TAX INCREMENT FINANCING DISTRICT NO. 1-31 CONFORM TO THE COMPREHENSIVE PLAN. THE MOTION PASSED UNANIMOUSLY.

This is a decision made by the Planning Commission and shall stand unless appealed to the City Council within ten days after notification of the decision.

7. CONSIDER FOLEY BOULEVARD STATION AREA PLAN

It was noted the Commission is being asked to consider a revised version of the Foley Boulevard Station Area Plan. While the Commission recommended approval of a previous version of the Station Area Plan in November 2014, the Council expressed concerns with the policies recommended by that Plan. Staff and the consultant have since modified the document and recommends approval of the revised plan.

Commissioner Knoblauch asked if staff anticipated the light rail would someday parallel the Fridley Park and Ride. Community Development Director Brown indicated there were similarities with the proposed site to the Fridley station. However, he believed the impacts from high speed rail would be less than commuter rail.

Commissioner Knoblauch questioned if mixed use retail would surround the Foley Boulevard Station Area. Community Development Director Brown stated this was a possibility. He stated it may be unlikely that those uses could be supported at a large scale.

MOTION BY COMMISSIONER LIPINSKI, SECONDED BY COMMISSIONER STEVENS, TO ADOPT THE FOLEY BOULEVARD STATION AREA PLAN. THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the April 7, 2015 City Council meeting.

OTHER BUSINESS

Planner Harlicker discussed the current residential and commercial development taking place in the City. He reviewed the items scheduled to be addressed at the April Planning Commission meeting.

ADJOURN

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER HOSCH, TO ADJOURN THE MEETING AT 7:59 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary